



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#24-0291**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Greg Chavarria, City Manager

**DATE:** May 7, 2024

**TITLE:** Motion Approving Agreement for Award of State Housing Initiatives Partnership (SHIP) Funds for the Construction of Affordable Multi-Family Senior Rental Housing - Housing Opportunities, Mortgage Assistance & Effective Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc. - \$400,000  
**(Commission District 2)**

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**Recommendation**

Staff recommends the City Commission approve an agreement, in substantially the form attached, with Housing Opportunities, Mortgage Assistance & Effective Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc. to award State Initiatives Partnership (SHIP) funds, in the amount not to exceed \$400,000 for the construction of affordable multi-family senior rental housing.

**Background**

Annually, the City receives State Housing Initiatives Partnership (SHIP) funds from Florida Housing Finance Corporation for the development and preservation of affordable housing. On April 5, 2022, the City Commission approved the 2022 - 2023, 2023 - 2024, 2024 – 2025 Local Housing Assistance Plan (LHAP). The Rental Development Strategy contained in the LHAP allows the city to award SHIP funds to developers of new or rehabilitated rental units.

A parcel of land located at 1210 NE 5<sup>th</sup> Terrace, Fort Lauderdale, Florida 33305 will be donated to H.O.M.E.S., Inc. by the City's Community Redevelopment Agency (CRA), contingent upon approval at the public hearing (CAM #24-0286), which is legally described as follows:

Lots 29, 30 and 31, Less the North 10 Feet, Block 113, PROGRESSO, according to the Plat thereof, as Recorded in Plat Book 2, at Page 18, of the Public Records of Miami-Dade County, Florida, Said Lands Situate, Lying and Being in Broward County, Florida (Property ID 4942 34 03 1890).

The SHIP funds awarded to H.O.M.E.S., Inc. will be used as gap financing to develop the parcel as affordable multi-family rental housing for low-income seniors, ages 62 years and older.

H.O.M.E.S., Inc. is a certified Community Housing Development Organization (CHDO) with a successful track record of developing and operating housing for low-income households for over 20 years.

On August 25, 2023, the Procurement Services Division issued Request for Proposals (RFP) No. 37. The following three (3) firms showed interest in the solicitation which closed on November 27, 2023.

1. Broward Housing Solutions
2. Housing Opportunities, Mortgage Assistance & Effective Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc.
3. Synergy Technologies LLC

The Procurement Services Division sent a reminder to Broward Housing Solutions and Synergy Technologies LLC informing them a proposal had not been submitted by either of them. The outreach effort went unsuccessful as both firms did not submit a complete proposal and deemed non-responsive.

On December 12, 2023, the Evaluation Committee met to evaluate the sole proposal from H.O.M.E.S., Inc. to ensure it met the evaluation criteria as shown in the table below:

<b>Evaluation Criteria</b>	<b>Weight (%)</b>
Organizational Experience, Qualification and Financial Capacity	30
Approach to Project Scope and an understanding of the SHIP Program Guidelines for Rental Properties	20
Multi- Senior Rental Housing Development Plan	20
Leveraging Resources	15
References & Past Performance	15
<b>TOTAL</b>	<b>100</b>

The proposal from H.O.M.E.S., Inc. met all the requirements and deemed responsive and responsible. Disadvantaged Business Enterprise (DBE) is not a requirement for this solicitation.

**Resource Impact**

Funds for this agreement, in the total amount of \$400,000, will be funded from SHIP funding in the accounts below.

<b>Funds available as of February 28, 2024</b>					
<b>ACCOUNT NUMBER</b>	<b>COST CENTER NAME (Program)</b>	<b>CHARACTER/ACCOUNT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AVAILABLE BALANCE (Character)</b>	<b>AMOUNT</b>
10-130-9300-559-80-8004-23SHRD	SHIP FY 22-23 RENTAL DEVELOPMENT	Grant Services / Additional Funds	\$250,000	\$100,000	\$100,000
10-130-9300-559-80-8004-24SHRD	SHIP FY 23-24 RENTAL DEVELOPMENT	Grant Services / Additional Funds	\$502,174	\$502,174	\$300,000
<b>TOTAL AMOUNT ►</b>					<b>\$400,000</b>

**Related CAM**

CAM #24-0286

**Strategic Connections**

This item is a *2024 Top Commission Priority*, advancing the Housing Accessibility initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area
- Goal 4: Enable housing options for all income levels.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community.

This item supports the *Advance Fort Lauderdale 2040* Comprehensive Plan specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Housing Element
- Goal 1: The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.

**Attachments**

Exhibit 1 - Solicitation

Exhibit 2 - H.O.M.E.S., Inc. Proposal

Exhibit 3 - Agreement

Exhibit 4 - 2022 - 2025 LHAP

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